

**Limited Business Meeting/Public Hearing Agenda for  
City of Manchester, New Hampshire  
Planning Board  
Held on: September 8, 2004 at 7:00 p.m.  
One City Hall Plaza  
Manchester, NH 03101  
(603) 624-6450  
[planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)**

Agenda for the City Planning Board **Limited Business Meeting / Public Hearing** to be held at **7:00 p.m.** on **WEDNESDAY, September 8, 2004**, and an additional **Limited Business Meeting** will immediately follow the Public Hearing in the Aldermanic Chambers, third floor, City Hall, One City Hall Plaza

**LIMITED BUSINESS MEETING:**

1. S-21-2003 Property located at 265 Glen Forest Drive (TM 506A-Lot 5B), an application to subdivide property to create seven (7) single family building lots - Verres Financial Corp.  
**Public Hearing Held: 5/13/2004, 8/12/2004 [Staff Recommendation]**
2. SP-15-2004 Property located at 650 Second Street, an application for site plan approval to convert a full-service gas station to a convenience store with gas service – Gibbs Oil Co., LP  
**Public Hearing Held: 7/08/2004 [Staff Report]**
3. SP-34-2001 Property located at 425 S. Willow Street, and on Loring Street (TM 300, Lot 27) an  
CU-24-2004 application for site plan approval to amend the retail shopping center by constructing  
M-14-2004 a 5,600 sq. ft. building, a conditional use permit for further reduction from the  
required number of parking spaces to accommodate new construction and retail uses,  
and a lot merger – The New England Expedition, Manchester LLC  
**Public Hearing Held: 8/12/2004 [Staff Report]**

**PUBLIC HEARING:**

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board accept the applications and conduct a Public Hearing.

A motion would be in order to accept the following **CURRENT APPLICATIONS:**

**Subdivision, Site Plan, Planned Development and Conditional Use Permit Applications (See Enclosed):**

4. S-34-2004 Property located on Hobart Street, an application to subdivide property to create fourteen (14) single family building lots – RC Lemire Enterprises, Inc.  
**Public Hearing: 9/08/2004**
5. S-36-2004 Property located on Eve Street (TM 288, Lot #46, 46B & 47) an application for consolidation and subdivision to create one (1) single family building lot – George & Carol McNamara  
**Public Hearing: 9/08/2004**
6. S-38-2004 Property located at 79 Carl Drive, an application to subdivide property to create a 1.5 acre lot for industrial development – Dailco, LLC  
**Public Hearing: 9/08/2004**
7. S-39-2004 Property located at 116 South Main Street, an application to subdivide and consolidate property without creating a new lot – David Larivee & City of Manchester  
**Public Hearing: 9/08/2004**
8. SP-06-2004 Property located at 2405 Brown Avenue, an application for the construction of a 2,400 sq. ft. restaurant (Dunkin Donuts) with drive-thru window, and on-site parking  
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Konstantine Scrivanos  
**Public Hearing: 9/08/2004**
9. SP-19-2004 Property located at 2500 N. River Road, an application to amend a previously approved site plan with the building addition of approx. 4,200 sq. ft., a portion of which is located in Manchester – Opechee Construction for Southern New Hampshire University  
**Public Hearing: 9/08/2004**
10. PD-09-2004 Property located at One Elliot Way, an application to create a planned development,  
SP-20-2004 and for site plan approval for construction of a 19,872 sq. ft. two story building for a childcare center and professional office space for hospital employees – The Elliot Hospital  
**Public Hearing: 9/08/2004**
11. SP-21-2004 Property located at 661 Bell Street, an application for site plan approval for the construction of a 36 unit handicap accessible apartment building – Valley Vista, LLC  
**Public Hearing: 9/08/2004**
12. CU-25-2004 Property located at 545 Hooksett Road, Unit 7, an application for a conditional use permit for reduction from required parking to allow for expansion of restaurant / bar area (LaCarretta) – MNH Acquisition Group, LLC (Successor to Maple Tree Mall)  
**Public Hearing: 9/08/2004**

**LIMITED BUSINESS MEETING:**

- 13 Discussion with Airport Authority regarding construction of parking lot on Winston Street.
14. S-36-2004 Property located on Eve Street (TM 288, Lot #46, 46B & 47) an application for consolidation and subdivision to create one (1) single family building lot – George & Carol McNamara  
**Public Hearing: 9/08/2004 [Staff Recommendation]**
15. S-38-2004 Property located at 79 Carl Drive, an application to subdivide property to create a 1.5 acre lot for industrial development – Dailco, LLC  
**Public Hearing: 9/08/2004 [Staff Recommendation]**
16. S-39-2004 Property located at 116 South Main Street, an application to subdivide and consolidate property without creating a new lot – David Larivee & City of Manchester  
**Public Hearing: 9/08/2004 [Staff Recommendation]**
17. SP-19-2004 Property located at 2500 N. River Road, an application to amend a previously approved site plan with the building addition of approx. 4,200 sq. ft., a portion of which is located in Manchester – Opechee Construction for Southern New Hampshire University  
**Public Hearing: 9/08/2004 [Staff Recommendation]**
18. CU-25-2004 Property located at 545 Hooksett Road, Unit 7, an application for a conditional use permit for reduction from required parking to allow for expansion of restaurant / bar area (LaCarretta) – MNH Acquisition Group, LLC (Successor to Maple Tree Mall)  
**Public Hearing: 9/08/2004**
19. Any other business items from Staff or Board.